

BREEAM STATEMENT

127 LOVEROCK ROAD

READING

VERSION 01

DECEMBER 2022



Company Registration No: 10354408

CLIENT: Hathaway Opportunity Fund

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PROJECT NAME: 127 Loverock Road Reading

PROJECT REFERENCE: X158

Version	Date	Description of changes
01	07.12.2022	Issued for planning

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1 INTRODUCTION

XDA Consulting Ltd has been appointed by Hathaway Opportunity Fund to undertake the BREEAM Assessment of the proposed industrial unit at 127 Loverock Road in Reading.

This BREEAM Statement provides an overview of the credits targeted to achieve the BREEAM Excellent rating.

2 PLANNING REQUIREMENT

Reading Borough Council planning decision notice dated 29th April 2020 (Application no. 190591) includes the following planning condition:

20. No development shall take place until a copy of a BREEAM pre-assessment estimator report has been submitted and approved in writing by the Local Planning Authority, demonstrating how the development could achieve a minimum BREEAM rating of 'Excellent', unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

3 BREEAM REGISTRATION

The scheme has been registered with the BRE as a BREEAM 2018 New Construction: Industrial (shell and core) assessment with registration: BREEAM-0097-2059.

4 BREEAM PRE-ASSESSMENT

The assessment is being carried out by Dr Dianne Bowles who is undertaking both BREEAM Assessor and AP roles on the scheme. A BREEAM workshop was held with the design team and the BREEAM pre-assessment developed. This pre-assessment illustrates the BREEAM credits the team have targeted and are embedding within their design development to ensure the BREEAM Excellent is achieved.

The BREEAM assessment is being carried out using BREEAM management software IES TaP. A copy of the pre-assessment is provided on the following pages, illustrating the credits targeted on the scheme in each BREEAM unit.

Project:	X158 - 127 Loverock Road Reading			
Report:	Pre-Assessment Stage			
Design Target:	Excellent - 78.47%			
Management	Available		Targeted	
	Credits	Percent	Credits	Percent
Man 01: Project brief and design > 1. Project delivery planning	1	0.61%	1	0.61%
Man 01: Project brief and design > 2. Stakeholder consultation	1	0.61%	0	0%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Concept Design)	1	0.61%	1	0.61%
Man 01: Project brief and design > 3. BREEAM Advisory Professional : BREEAM AP (Developed Design)	1	0.61%	1	0.61%
Man 02: Life cycle cost and service life planning > 1. Elemental life cycle cost (LCC)	2	1.22%	2	1.22%
Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal	1	0.61%	1	0.61%
Man 02: Life cycle cost and service life planning > 3. Capital cost reporting	1	0.61%	1	0.61%
Man 03: Responsible construction practices > 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%
Man 03: Responsible construction practices > 3. Environmental management	1	0.61%	1	0.61%
Man 03: Responsible construction practices > 4. BREEAM Advisory Professional (Site)	1	0.61%	1	0.61%
Man 03: Responsible construction practices > 5. Responsible construction management	2	1.22%	2	1.22%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Pre-requisite	0	0%	0	0%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Utility consumption	1	0.61%	1	0.61%
Man 03: Responsible construction practices > 6. Monitoring of construction site impacts : Transportation of construction materials and waste	1	0.61%	1	0.61%
Man 04: Commissioning and handover > 1. Commissioning - testing schedule and responsibilities	1	0.61%	1	0.61%
Man 04: Commissioning and handover > 2. Commissioning - design and preparation	1	0.61%	1	0.61%
Man 04: Commissioning and handover > 3. Testing and inspecting building fabric	1	0.61%	1	0.61%
Man 04: Commissioning and handover > 4. Handover	1	0.61%	1	0.61%
Management Totals	18	11.00%	17	10.39%

Health and Wellbeing	Available		Targeted	
	Credits	Percent	Credits	Percent
Hea 01: Visual comfort > 2. Daylighting	1	0.8%	0	0%
Hea 01: Visual comfort > 3. View out	1	0.8%	1	0.8%
Hea 01: Visual comfort > 4. Internal and external lighting levels, zoning and control	1	0.8%	1	0.8%
Hea 02: Indoor air quality > 1. Pre-requisite	0	0%	0	0%
Hea 02: Indoor air quality > 2. Ventilation	1	0.8%	1	0.8%
Hea 04: Thermal comfort > 1. Thermal modelling	1	0.8%	1	0.8%
Hea 04: Thermal comfort > 2. Design for future thermal comfort	1	0.8%	1	0.8%
Hea 05: Acoustic performance > 2. Indoor ambient noise level	1	0.8%	1	0.8%
Hea 06: Security	1	0.8%	1	0.8%
Hea 07: Safe and healthy surroundings > 1. Safe access	1	0.8%	0	0%
Hea 07: Safe and healthy surroundings > 2. Outside space	1	0.8%	1	0.8%
Health and Wellbeing Totals	10	8.00%	8	6.40%

Energy	Available		Targeted	
	Credits	Percent	Credits	Percent
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	9	6.63%	7	5.16%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption	4	2.95%	0	0%
Ene 02: Energy monitoring > 1. Sub-metering of end use categories	1	0.74%	1	0.74%
Ene 02: Energy monitoring > 2. Sub-metering of high energy load and tenancy areas	1	0.74%	1	0.74%
Ene 03: External lighting	1	0.74%	1	0.74%
Ene 04: Low carbon design > 1. Passive design : Passive design analysis	1	0.74%	1	0.74%
Ene 04: Low carbon design > 1. Passive design : Free cooling	1	0.74%	0	0%
Ene 04: Low carbon design > 2. Low and zero carbon technologies	1	0.74%	1	0.74%
Energy Totals	19	14.00%	12	8.84%

Transport	Available		Targeted	
	Credits	Percent	Credits	Percent
Tra 01: Transport assessment and travel plan	2	1.92%	2	1.92%
Tra 02: Sustainable transport measures	10	9.58%	5	4.79%
Transport Totals	12	11.50%	7	6.71%

Water	Available		Targeted	
	Credits	Percent	Credits	Percent
Wat 01: Water consumption	5	3.89%	3	2.33%
Wat 02: Water monitoring	1	0.78%	1	0.78%

Wat 03: Water leak detection > 1. Leak detection system	1	0.78%	1	0.78%
Wat 03: Water leak detection > 2. Flow control devices	1	0.78%	1	0.78%
Wat 04: Water efficient equipment	1	0.78%	1	0.78%
Water Totals	9	7.00%	7	5.44%

Materials	Available		Targeted	
	Credits	Percent	Credits	Percent
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	6	7.5%	4	5%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. Substructure	1	1.25%	1	1.25%
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1.25%	0	0%
Mat 03: Responsible sourcing of construction products > 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	1	1.25%	1	1.25%
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	3	3.75%	2	2.5%
Mat 05: Designing for durability and resilience	1	1.25%	1	1.25%
Mat 06: Material efficiency	1	1.25%	1	1.25%
Materials Totals	14	17.50%	10	12.50%

Waste	Available		Targeted	
	Credits	Percent	Credits	Percent
Wst 01: Construction waste management > 1. Pre-demolition audit	1	0.7%	1	0.7%
Wst 01: Construction waste management > 2. Construction resource efficiency	3	2.1%	2	1.4%
Wst 01: Construction waste management > 4. Diversion of resources from landfill	1	0.7%	1	0.7%
Wst 02: Use of recycled and sustainably sourced aggregates	1	0.7%	0	0%
Wst 03: Operational waste	1	0.7%	1	0.7%
Wst 05: Adaptation to climate change	1	0.7%	1	0.7%
Wst 06: Design for disassembly and adaptability > 1. Recommendations	1	0.7%	1	0.7%
Wst 06: Design for disassembly and adaptability > 2. Implementation	1	0.7%	1	0.7%
Waste Totals	10	7.00%	8	5.60%

Land Use and Ecology	Available		Targeted	
	Credits	Percent	Credits	Percent

LE 01: Site selection > 1. Previously occupied land	1	1.15%	1	1.15%
LE 01: Site selection > 2. Contaminated land	1	1.15%	0	0%
LE 02: Ecological risks and opportunities > 1. Statutory obligations	0	0%	0	0%
LE 02: Ecological risks and opportunities > 2. Survey and evaluation	1	1.15%	1	1.15%
LE 02: Ecological risks and opportunities > 3. Determining ecological outcomes	1	1.15%	1	1.15%
LE 03: Managing impacts on ecology > 1. Ecological risks and opportunities	0	0%	0	0%
LE 03: Managing impacts on ecology > 2. Planning and measures on-site	1	1.15%	1	1.15%
LE 03: Managing impacts on ecology > 3. Managing negative impacts of the project	2	2.31%	2	2.31%
LE 04: Ecological change and enhancement > 1. Managing negative impacts on ecology	0	0%	0	0%
LE 04: Ecological change and enhancement > 2. Change and enhancement of ecology	3	3.46%	3	3.46%
LE 04: Ecological change and enhancement > 3. Ecological enhancement	1	1.15%	1	1.15%
LE 05: Long term ecological management and maintenance > 1. Statutory obligations, planning and site implementation	0	0%	0	0%
LE 05: Long term ecological management and maintenance > 2. Management and maintenance throughout the project	1	1.15%	1	1.15%
LE 05: Long term ecological management and maintenance > 3. Landscape and ecology management plan	1	1.15%	1	1.15%
Land Use and Ecology Totals	13	15.00%	12	13.85%

Pollution	Available		Targeted	
	Credits	Percent	Credits	Percent
Pol 01: Impact of refrigerants > 2. Refrigerant use : Pre-requisite	0	0%	0	0%
Pol 01: Impact of refrigerants > 2. Refrigerant use : Impact of refrigerant	2	1.5%	1	0.75%
Pol 01: Impact of refrigerants > 2. Refrigerant use : Leak detection	1	0.75%	1	0.75%
Pol 02: Local air quality	2	1.5%	2	1.5%
Pol 03: Flood and surface water management > 1. Pre-requisite	0	0%	0	0%
Pol 03: Flood and surface water management > 2. Flood resilience	2	1.5%	1	0.75%
Pol 03: Flood and surface water management > 3. Surface water run-off : Pre-requisite	0	0%	0	0%
Pol 03: Flood and surface water management > 3. Surface water run-off : Rate	1	0.75%	1	0.75%
Pol 03: Flood and surface water management > 3. Surface water run-off : Volume	1	0.75%	1	0.75%

Pol 03: Flood and surface water management > 5. Minimising watercourse pollution	1	0.75%	0	0%
Pol 04: Reduction of night time light pollution	1	0.75%	1	0.75%
Pol 05: Reduction of noise pollution	1	0.75%	1	0.75%
Pollution Totals	12	9.00%	9	6.75%

Innovation	Available		Targeted	
	Credits	Percent	Credits	Percent
Inn 01: Innovation	10	10%	0	0%
Man 03: Responsible construction practices > 1. Responsible construction management	1	1%	0	0%
Hea 01: Visual comfort > 1. Daylighting	1	1%	0	0%
Hea 06: Security	1	1%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	3	3%	0	0%
Ene 01: Reduction of energy use and carbon emissions > 2. Prediction of operational energy consumption : Post-occupancy stage	2	2%	0	0%
Wat 01: Water consumption	1	1%	0	0%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Core building services options appraisal during Concept Design	1	1%	1	1%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 2. LCA and LCC alignment	1	1%	1	1%
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 3. Third party verification	1	1%	0	0%
Mat 03: Responsible sourcing of construction products	1	1%	0	0%
Wst 01: Construction waste management > 1. Construction resource efficiency	1	1%	0	0%
Wst 02: Use of recycled and sustainably sourced aggregates	1	1%	0	0%
Wst 05: Adaptation to climate change	1	1%	0	0%
LE 02: Ecological risks and opportunities	1	1%	0	0%
LE 04: Ecological change and enhancement	1	1%	0	0%
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	2	2.00%
Overall Totals	127	110.00%	92	78.48%